

**MINUTES FOR THE  
SPECIAL MEETING OF THE  
CITY OF ARTESIA OVERSIGHT BOARD FOR THE  
SUCCESSOR AGENCY TO THE ARTESIA REDEVELOPMENT AGENCY**

**Location:**

**ARTESIA CITY COUNCIL CHAMBERS**

**Thursday, February 27, 2014**

**10:00 a.m.**

**I. CALL TO ORDER:**

Kathryn Wardle, Vice Chair, called the meeting to order at 10:05 a.m.

**II. ROLL CALL:**

Present: Chair William A. Holt (arrived at 10:06), Vice Chair Kathrin Wardle, Board Members William Rawlings, Toan Nguyen and John Kelsall

Absent: Board Members Becky T. Lingad and Ali Delawalla

**SUCCESSOR AGENCY STAFF:**

Gloria Considine, Secretary

Justine Menzel, Deputy Executive Director

Teresa Ho-Urano, Assistant General Counsel for the Successor Agency

Tanya Ruiz, Los Angeles County Board of Supervisors, Executive Office

**III. ADMINISTRATIVE MATTERS:**

**1. RESOLUTION NO. OB 14-27**

A Resolution of the Oversight Board for the Successor Agency to the Artesia Redevelopment Agency approving action minutes for the Oversight Board meeting of September 17, 2013. (14-0947)

**On motion of Board Member Rawlings, seconded by Board Member Kelsall, duly carried by the following vote, the Board adopted Resolution No. OB 14-27 approving action minutes for the Oversight Board Meeting of September 17, 2013:**

**Ayes:** Board Members Nguyen, Rawlings, Kelsall, Vice Chair Wardle, and Chair Holt  
**Noes:** None  
**Abstentions:** None  
**Absent:** Board Members Lingad and Delawalla

**Attachments:** [SUPPORTING DOCUMENT](#)

2. RESOLUTION NO. OB 14-28

A Resolution Of the Oversight Board for the Successor Agency to the Artesia Redevelopment Agency approving the execution of a Historical District Recreation Area Bond Proceeds Funding Agreement between the Successor Agency and the City of Artesia. (14-0948)

Justine Menzel, Deputy Executive Director, provided a staff report explaining the need for the execution of the Historical District Recreation Area Bond Proceeds Funding Agreement. Ms. Menzel recalled the Oversight Board's prior approval of the Recognized Obligation Payment Schedule (ROPS 13-14B) at the September 24, 2013 Oversight Board meeting, which included approval of line item 19; the 2007 Bond Proceed funds in the amount of \$1,187,500 specifically for the Historical District project. Ms. Menzel concluded that at that same Board meeting, she had promised the Oversight Board that before construction commenced, staff would bring the funding agreement before the Board for approval on the implementation, construction and completion of the Historical District Area project.

Board Member Nguyen asked if the City intends to use the full amount of \$1,187,500. Ms. Menzel clarified that the City intends to use the full amount.

**On motion of Board Member Rawlings, seconded by Chair Holt, duly carried by the following vote, the Board adopted Resolution NO. OB 14-28, approving the execution of a Historical District Recreation Area Bond Proceeds Funding Agreement between the Successor Agency and the City of Artesia:**

**Ayes:** Board Members Nguyen, Rawlings, Kelsall, Vice Chair Wardle, and Chair Holt  
**Noes:** None  
**Abstentions:** None  
**Absent:** Board Members Lingad and Delawalla

**Attachments:** [SUPPORTING DOCUMENTS](#)

3. RESOLUTION NO. OB 14-29

A Resolution of the Oversight Board for the Successor Agency to the Artesia Redevelopment Agency approving a proposed Administrative Budget for the six-month fiscal period from July 1, 2014 through December 31, 2014 and taking certain related actions. (14-0949)

Justine Menzel, Deputy Executive Director, provided a staff report and update on the

Administrative Budget, informing the Oversight Board that the requested amount is also listed as a line item on the Recognized Obligation Payment Schedule (ROPS). Ms. Menzel added that the requested funding is the same amount as prior Administrative Budget periods, however, noted that attorney expenditures have been decreased for this current period.

Chair Holt inquired whether there were any items listed on the Administrative Budget that had been disallowed by the Department of Finance in the past. Ms. Menzel clarified that there were not any items on the Administrative Budget that had been disallowed in the past.

Board Member Nguyen noted a typographical error on item 4 listed on the agenda as it specifies July 11, 2014 as the beginning fiscal period date and should be corrected to reflect the fiscal period beginning July 1, 2014.

**On motion of Board Member Nguyen, seconded by Board Member Rawlings, duly carried by the following vote, the Board adopted Resolution NO. OB 14-29, approving a proposed Administrative Budget for the six-month fiscal period from July 1, 2014 through December 31, 2014 and taking certain related actions:**

**Ayes:** Board Members Nguyen, Rawlings, Kelsall, Vice Chair Wardle, and Chair Holt  
**Noes:** None  
**Abstentions:** None  
**Absent:** Board Members Lingad and Delawalla

**Attachments:** [SUPPORTING DOCUMENTS](#)

**4. RESOLUTION NO. OB 14-30**

A Resolution of the Oversight Board for the Successor Agency to the Artesia Redevelopment Agency approving a Recognized Obligation Payment Schedule for the six-month fiscal period from July 1, 2014 through December 31, 2014, and taking certain related actions. (14-0906)

Justine Menzel, Deputy Executive Director, provided a staff report of the Recognized Obligation Payment Schedule (ROPS) and an overview of each of the pages included in the ROPS. Ms. Menzel informed that line item 20 is a new item added to the ROPS as it relates to AB 471, which is a new housing entity administrative cost allowance.

Teresa Ho-Urano, Assistant General Counsel, added that AB 471 was just enacted less than two weeks ago and the legislative language is still unclear, however it must be included on the ROPS. Ms. Ho-Urano explained that the mandatory amount listed on the ROPS should be an amount greater of one percent of what the agency receives from the Redevelopment Property Tax Trust Fund (RPTTF) or \$150,000, whichever is greater for the year. Ms. Ho-Urano concluded that the allowance is

funded by RPTTF funds and is sent to a Low Moderate Asset Fund that must be established by the Housing Successor Agency.

Board Member Nguyen questioned what other mechanisms or revenues are available to set aside funds for low and moderate income housing since the Successor Agency can no longer set aside the prior requirement of twenty percent. Ms. Menzel indicated that the Successor Agency still has housing monies set aside to be used on housing projects. Board Member Rawlings added that there are no additional revenues directed for housing, other than the new legislation of AB 471 which was just enacted.

**On motion of Board Member Nguyen, seconded by Board Member Kelsall, duly carried by the following vote, the Board adopted Resolution NO. OB 14-30, approving a Recognized Obligation Payment Schedule for the six-month fiscal period from July 1, 2014 through December 31, 2014, and taking certain related actions:**

**Ayes:** Board Members Nguyen, Rawlings, Kelsall, Vice Chair Wardle, and Chair Holt  
**Noes:** None  
**Abstentions:** None  
**Absent:** Board Members Lingad and Delawalla

**Attachments:** [SUPPORTING DOCUMENTS](#)

#### **IV. MISCELLANEOUS:**

5. Chair and Board Member Comments.

Board Member Nguyen questioned when Successor Agency's will merge together with the Los Angeles County. Justine Menzel, Deputy Executive Director responded that the merge is proposed for 2016.

6. Public Comments (Opportunity for members of the public to address the Board on items of interest that are within the jurisdiction of the Board)

There were none.

7. Matters not on the posted agenda (to be Presented and Placed on the Agenda of a Future Meeting).

There were none.

8. Adjournment of the Special Meeting of February 27, 2014.

Chair Holt adjourned the meeting at 10:25 a.m.